021.0	0002	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,794,700 / 1,794,700
					USE VALUE:	1,794,700 / 1,794,700
					ASSESSED:	1,794,700 / 1,794,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
16		SPY POND PKWY, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SRIDHAR SRAVISH
Owner 2:	SRAVISH AKHILA
Owner 3:	
Street 1:	16 SPY POND PKWY
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	ICE HOUSE NOMINEE REALTY TRUST -
Owner 2:	O CONNOR MARY WINSTANLEY TR -
Street 1:	ONE MCKINLEY SQ 5TH FL
Twn/City:	BOSTON
St/Prov:	MA Cntry:
Postal:	02109

NARRATIVE DESCRIPTION

This parcel contains 12,550 Sq. Ft. of land mainly classified as One Family with a Contemporary Building built about 2009, having primarily Wood Exterior and 4649 Square Feet, with 1 Unit, 3 Baths, 1 3/4 Bath, 2 HalfBaths, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	12550.000	1,002,600		792,100	1,794,700
Total Card	0.288	1,002,600		792,100	1,794,700
Total Parcel	0.288	1,002,600		792,100	1,794,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 386.07 | /Parcel: 386.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 14335

GIS Ref

GIS Ref

Insp Date 02/07/18

!1819!

PREVIOUS ASSESSMENT

Parcel ID 021.0-0002-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	939,000	0	12,550.	792,100	1,731,100	1,731,100	Year End Roll	12/18/2019
2019	101	FV	744,400	0	12,550.	867,400	1,611,800	1,611,800	Year End Roll	1/3/2019
2018	101	FV	586,100	0	12,550.	552,000	1,138,100	1,138,100	Year End Roll	12/20/2017
2017	101	FV	563,500	0	12,550.	504,700	1,068,200	1,068,200	Year End Roll	1/3/2017
2016	101	FV	563,500	0	12,550.	410,000	973,500	973,500	Year End	1/4/2016
2015	101	FV	510,300	0	12,550.	410,000	920,300	920,300	Year End Roll	12/11/2014
2014	101	FV	510,300	0	12,550.	373,800	884,100	884,100	Year End Roll	12/16/2013
2013	101	FV	510,300	0	12,550.	355,600	865,900	865,900		12/13/2012

PRINT

Date	Time
12/10/20	17:22:39

LAST REV

Date	Time
10/28/20	08:03:57
danam	
1819	

USER DEFINED

Prior Id # 1:	14335
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ICE HOUSE NOMIN	70100-523		10/19/2017		1,755,000	No	No		
ROMAN CATHOLIC	51823-167		10/24/2008	Change>Sale	250,000	No	No		
	7845-275		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/6/2019	623	Add Bath	189,155	O				
2/13/2009	94	New Buil	150,000	C				NEW SF DWELLING
12/4/2008	1478	Foundati	12,000	C				FOUNDATION ONLY FO

ACTIVITY INFORMATION

Date	Result	By	Name
9/23/2020	Mailer Sent	PT	Paul T
9/22/2020	Permit Visit	PT	Paul T
2/9/2018	SQ Returned	MM	Mary M
2/7/2018	Inspected	BS	Barbara S
12/2/2017	MEAS&NOTICE	BS	Barbara S
2/8/2017	Inspected	BS	Barbara S
1/10/2012	Fieldrev-Chg	BR	B Rossignol
3/23/2009	Measured	189	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		12550		Sq. Ft.	Site		0	85.	0.74	2			Med. Tr	-10	Water F	30			792,118						792,100	

Total AC/HA: 0.28811 | Total SF/SM: 12550 | Parcel LUC: 101 | One Family | Prime NB Desc: KEL/MANOR | Total: 792,118 | Spl Credit | Total: 792,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	9 - Contemporary		
Sty Ht:	3 - 3 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	26 - Wood		
Sec Wall:	16 - Stone Vene	15	%
Roof Struct:	7 - Shed		
Roof Cover:	1 - Asphalt Shgl		
Color:			
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	2009	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G21	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	Yes
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	3	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	3.7	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	3.7	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	0.90429884
Const Adj.:	0.99435556
Adj $ / SQ:	112.399
Other Features:	178059
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1041134
Depreciation:	38522
Depreciated Total:	1002612

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	3	HB	2

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	3
Totals			
1	8	4	

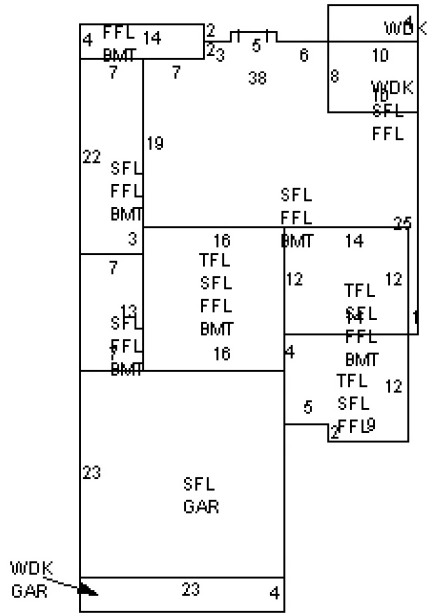
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	164.10
Special Features:	0	Val/Su Net:	160.13
Final Total:	1002600	Val/Su SzAd	242.82

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	2,010	112.400	225,923
FFL	First Floor	1,537	112.400	172,758
BMT	Basement	1,299	43.840	56,943
GAR	Garage	621	18.920	11,748
TFL	Third Floor	582	112.400	65,416
WDK	Deck	212	10.660	2,259

Net Sketched Area:	6,261			Total:	535,047
Size Ad	4129	Gross Are	6261	FinArea	4649

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	40		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

021.0-0002-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	